KNOW all Men by these Presents,

That We James Nickerson of Chatham in the County of Barnstable State of Massachusetts Mariner and Rebecka his Wife — in Consideration of four Hundred & twenty Eight Dollars paid by Benjamen Buck of the Same Chatham aforesaid Mariner — the Receipt whereof We do hereby acknowledge, do hereby give, grant, sell and convey unto the said Benjamen Buck his heirs & Assigns forever a Certain Piece of upland and Meddow ground with the Buildings thereon Standing: Bounded as followeth: first beginning at the South West Corner of said Land and Meddow ground at the oyster pond River in the Range of the heirs of Nehemiah Harding Sandstom thence Runs Northerly in said Range by a Ditch until it Comes to Reuben Taylor land from thence Eastley by the Said Reuben as an old Ditch runs to a Corner then Sets Southerly by the Said Reuben Taylor in to the oyster pond River then Westerly by Said River to the first mentioned Bound Containing Nine acres upland and Meadow be the Same More or Less with all the priviligs thereunto belonging.

TO HAVE AND TO HOLD the afore-granted Premises to the said Benjamen Buck his Heirs and Assigns, to his and their Use and Behoof forever.

AND We do covenant with the said Benjamen Buck his Heirs and Assigns, That we are lawfully seized in Fee of the afore-granted Premises; That they are free of all Incumbrances; That we have good Right to sell and convey the same to the said Benjamen Buck

AND that we will warrant and defend the same Premises to the said Benjamen Buck his Heirs and Assigns, forever, against the lawful Claims and Demands of all Persons.

In Witness whereof, we the said James Nickerson and Rebecka his wife have hereunto set our Hands and Seals this twelveth Day of July in the Year of our Lord *One thousand seven hundred and ninety* Nine

Signed, sealed, and delivered in Presence of us,
Joseph Doane
Isaiah Doane

James Nickerson
Rebecca Nickerson

Barnstable ff. July 12th 1796. THEN the above-named James Nickerson appeared and acknowledged the above Instrument to be his free Act and Deed—before me, Joseph Doane
Justice of the Peace.

Rec.d Jan.y 9.th 1798 and is Recorded in the 58.th Book of Records for the County of Barnstable folio 188 Attest.d

per. Ebenr. Bacon Reg.r

Sagharbor 30 November 1801

Personably Appeard before me Rebecah Nicorson and Acknowledg. the within Instrument to be her Volentory Act and deed

Recorded & Compared Bk 2. folio 209.

per. me Josiah Nye Reg. of Deeds for the Town of Chatham